

D. Fencing, Generally: For purposes of this section, a non-view obstructing fence is a fence that does not obstruct the view through the fencing for the portion of the fence that is two feet (2') above the surrounding grade. No fence can exceed six feet (6') in height without planning commission approval.

1. Front Yard: View obstructing fences are not allowed in the front yard. A fence in the front yard cannot exceed four feet (4') in height, and must maintain a vertical clear view of a minimum of 75%.

a. Fencing between adjacent front yards. Solid fencing along a common property line between adjacent front yards is permitted. It cannot exceed four feet (4') in height in front of the front building set back line. Any such fence cannot extend closer to the sidewalk than ten feet (10'). Any solid fencing extending closer than ten feet (10') to the sidewalk cannot exceed two feet (2') in height and must terminate one foot (1') from the sidewalk. If no sidewalk exists, each of these setback measurements shall be increased by ten feet (10'), as measured from the edge of the vehicular travel way.

b. Fencing between the side yard and an adjacent front yard with the driveway within ten feet (10') of the common property line. Solid fencing along a common property line between a front yard, with a driveway within ten feet (10') of the common property line, and an adjacent side yard may extend to within 10 feet (10') of the sidewalk, and shall not exceed six feet (6') in height. At that point the fencing material shall transition to a nonview obstructing. Said nonview obstructing material shall continue along the side property line for a distance of twenty feet (20') from the common property line, and at that point may resume to the solid material. Alternatively, at the ten foot (10') point on the common property line, the fence may remain a solid material if the fence is angled directly to the point that is twenty feet (20') from the common property line along the side lot line. If no sidewalk exists, each of these setback measurements shall be increased by ten feet (10'), as measured from the edge of the vehicular travel way.

c. Fencing between the side yard and an adjacent front yard of an unimproved lot, or a front yard with the driveway being more than ten feet (10') from the common property line. Solid fencing along a common property line between a side yard and a front yard, of an unimproved lot or a front yard with a driveway that is more than ten feet (10') feet from the common property line, shall not exceed six feet (6') and may extend to one foot (1') from the sidewalk. If no sidewalk exists, each of these setback measurements shall be increased by ten feet (10'), as measured from the edge of the vehicular travel way.

2. Street Side Yard, Corner Lot: A non-view obstructing fence is permitted in a side yard of a corner lot. Said fence cannot extend beyond the required front setback line, unless it complies with the front yard fencing requirements. It may extend to the side property line. A view obstructing fence may extend into the side yard only to the side lot building setback line. For street side yards that are adjacent to front yards, refer to subsection 1. For side yards that share a common property line, solid fencing, not exceeding six feet (6') in height, may extend into the side yard along the common property line and may extend to one foot from the sidewalk. If no sidewalk exists, each of these setback measurements shall be increased by ten feet (10'), as measured from the edge of the vehicular travel way.

3. Rear Yards of Double Fronted Interior Lots: View obstructing fencing may not extend beyond the building setback line as measured from the street right of way adjacent to the rear yard along the side lot lines to the rear of the property one foot (1') from the sidewalk at the rear property line. If it is the front yard of the adjoining properties that are adjacent to this rear yard, then the provisions of subsection 1 apply. If no sidewalk exists, each of these setback measurements shall

be increased by ten feet (10'), as measured from the edge of the vehicular travel way. Any driveways accessing the rear yard must comply with this section.